045.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,188,800	/	1,188,800
USE VALUE:	1,188,800	/	1,188,800
ASSESSED:	1,188,800	/	1,188,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140	-142	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETIT MICHAEL J
Owner 2:	
Owner 3:	
Street 1:	132 PAGE RD
Street 2:	
Twn/City:	LITCHFIELD
St/Prov:	NH Cntry: Own Occ: N
Postal:	03052 Type:

PREVIOUS OWNER

Owner 1:	FORDE MARILYN -
Owner 2:	-
Street 1:	140 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,732 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3566 Square Feet, with 3 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4732.000	739,200		449,600	1,188,800
Total Card	0.109	739,200		449,600	1,188,800
Total Parcel	0.109	739,200		449,600	1,188,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.42 | /Parcel: 333.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32066
GIS Ref:
GIS Ref:
Insp Date: 04/13/09

!3850!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	739,400	0	4,732.	449,600	1,189,000	1,189,000	Year End Roll	12/18/2019
2019	105	FV	548,900	0	4,732.	477,700	1,026,600	1,026,600	Year End Roll	1/3/2019
2018	105	FV	548,900	0	4,732.	348,400	897,300	897,300	Year End Roll	12/20/2017
2017	105	FV	517,800	0	4,732.	303,500	821,300	821,300	Year End Roll	1/3/2017
2016	105	FV	517,800	0	4,732.	258,500	776,300	776,300	Year End	1/4/2016
2015	105	FV	439,500	0	4,732.	252,900	692,400	692,400	Year End Roll	12/11/2014
2014	105	FV	366,100	0	4,732.	207,900	574,000	574,000	Year End Roll	12/16/2013
2013	105	FV	380,000	0	4,732.	197,800	577,800	577,800		12/13/2012

PRINT

Date	Time
12/10/20	18:59:33

LAST REV

Date	Time
08/28/20	11:39:36

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORDE MARILYN,	63844-271		6/30/2014	Change>Sale	757,000	No	No		
MC GAHAN BRYAN,	63844-270		6/30/2014	Convenience	1	No	No		
MCGAHAN FREDERI	24600-131		6/7/1994		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2017	1222	Redo Bas	21,800	C				
9/22/2014	1263	Heat App	4,000		9/22/2014			2 full systems duc
8/25/2014	1056	Manual	18,000		8/25/2014			Reframe rooms.
8/18/2014	1019	Dormers	102,000		8/18/2014			Dormer 3rd floor,
7/8/2014	783	Inter-De	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2020	Mail Update	MM	Mary M
6/5/2015	Permit Insp	PC	PHIL C
8/18/2014	Info Fm Prmt	PC	PHIL C
7/10/2014	Info Fm Prmt	PC	PHIL C
4/13/2009	Measured	197	PATRIOT
3/6/2000	Meas/Inspect	263	PATRIOT
8/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4732		Sq. Ft.	Site		0	80.	1.19	1									449,566						449,600	

Total AC/HA:	0.10863	Total SF/SM:	4732	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	449,566	Spl Credit		Total:	449,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94448882
Const Adj.:	0.98000199
Adj $ / SQ:	157.352
Other Features:	195500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	908116
Depreciation:	168910
Depreciated Total:	739206

COMMENTS

INLAW APT IN UAT / NO INSP FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	5	2	2
1	3	1	3
Totals			
3	14	6	

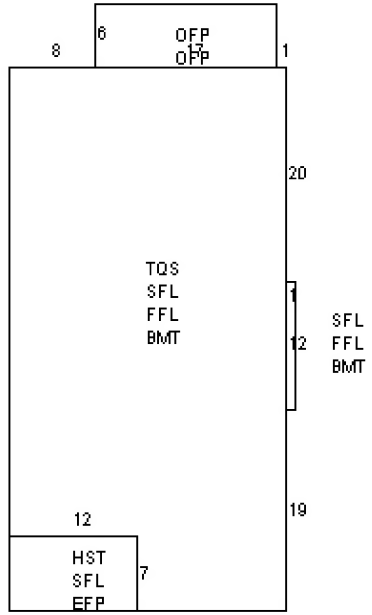
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.09
Special Features:	0	Val/Su Net:	144.71
Final Total:	739200	Val/Su SzAd	207.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,338	157.350	210,537
BMT	Basement	1,254	47.210	59,196
FFL	First Floor	1,254	157.350	197,320
TQS	3/4 Story	932	157.350	146,574
OFP	Open Porch	204	24.100	4,916
EFP	Enclos Porch	84	58.440	4,909
HST	Half Story	42	157.350	6,609

Net Sketched Area:	5,108			Total:	630,061
Size Ad	3565.5	Gross Are	5460	FinArea	3566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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